

BILL NO. 22-21

ORDINANCE NO. 4.598

AN ORDINANCE APPROVING THE FINAL PLAT OF 7400 NORTH BROADWAY AVE, BEGINNING NORTHWEST CORNER LOT 1 WILLOW CREEK, WEST 150, NORTH 435, EAST 154, SOUTH 435 TO POINT OF BEGINNING, IN GLADSTONE, CLAY COUNTY, MISSOURI AND DIRECTING THE APPROPRIATE OFFICIALS TO AFFIX THEIR SIGNATURES TO SAID PLAT FOR RECORDING.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

Section 1. It appearing to the Council of the City of Gladstone, Missouri, from the Plat filed and exhibited to them that all parties having any right, title, or interest in or to said property described more particularly in the attached Exhibit "A", having signed said Plat, and it is in the best interests of the City of Gladstone to approve and accept the same; it is hereby ordained by the Council of the City of Gladstone, that the Replat of 7400 N. Broadway in Gladstone, Clay County, Missouri" is hereby accepted.

Section 2. The proper officials of the City of Gladstone, Missouri, are hereby authorized and directed to affix their signatures to said Plat in a manner suitable for recording.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 13TH DAY OF JUNE, 2022.



Bill Garnos, Mayor

Attest:



Kris Keller, City Clerk

1st Reading: June 13, 2022

2nd Reading: June 13, 2022



Community Development Department

Staff Report

Date: May 3, 2022

File #: Plat21-00010

Requested Action: Final Plat/Re-Plat

Date of PC Consideration: Monday, May 16, 2022

Date of Council Consideration: Monday, June 13, 2022

Applicant: Martin T. Arling, P.E.
Kaw Valley Engineering, Inc.
8040 N Oak Trafficway, Kansas City, MO 64118

Property
Owners: Susan Brandom
7400 N Broadway, Kansas City, MO. 64118

Architect/
Engineer: Martin T. Arling, P.E.
Kaw Valley Engineering, Inc.
8040 N Oak Trafficway, Kansas City, MO. 64118

Address of Property: 7400 N Broadway, Kansas City, MO. 64118

Planning Information

- Planned Land Use (Future): Gladstone- R-1 Single Family Dwelling District
Kansas City- R-80 Single Family Residential
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan
- Site Area: Current lot size 9.46 Acres; Lot Split - Lot 1 7.60 Acres; Lot 2 1.86 Acres

Analysis

The Applicant, Martin T. Arling, P.E. (Kaw Valley Engineering, Inc.) and Susan Brandom (property owner) are proposing a lot split of 7400 N. Broadway into two (2) separate lots; Lot 1 and Lot 2. Lot 1 will continue to remain under the ownership and be the primary residence of Susan Brandom. This particular property is shared jurisdiction between Kansas City, Missouri and Gladstone, MO with the majority of the property and residential structures residing in Kansas City, Missouri.

The purpose of the lot split and Lot 2 is so that Ms. Brandom's son can build a home for him and his family to reside in. Both residential structures will be located fully in the city limits of Kansas City; as does the current single family residence located at 7400 N. Broadway. The existing single family residential structure has its water and sewer provided by the City of Gladstone, as there are no facilities nearby in Kansas City. The new single family residential structure that is being planned will be occupied by Ms. Brandom's family member will also have water and sewer provided by the City of Gladstone.

A forty (40) foot cross access easement for the access drive is part of the plat for shared access to both lots.

Also, this plat has been submitted and approved by the Planning Commission of Kansas City, Missouri.

Recommended Conditions

N/A

Recommendation

City Staff recommends that the request be **APPROVED**.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, May 16th, 2022
7:00 pm

Item 1 on the Agenda: Roll Call.

Present: Gary Markenson
Kate Middleton
Bill Turnage
Mike Ebenroth, Chair
Alicia Hommon
Jennifer McGee
Kim Murch
James New

Absent: JN Hernandez
Chase Cookson, Vice Chair
Brenda Lowe, Secretary
Larry Whitton

Council & Staff Present:

Austin Greer, Community Development Director
Alan Napoli, Community Development Administrator/Building Official
Angie Daugherty, Admin. Assistant
Jean B. Moore, Council Member
R.D. Mallams, Council Member

Item 2 on the Agenda: Pledge of Allegiance.

Chair Ebenroth led the group in reciting the Pledge of Allegiance to the United States of America.

Item 3 on the Agenda: Approval of the January 18th, 2022 Minutes. Chair Ebenroth asked if there was a motion to approve the minutes from the January 18th meeting.

Mr. Turnage moved to approve the minutes; Mr. Markenson seconded. The minutes were approved, 8-0.

Item 4 on the Agenda: Consideration: On a Final Plat for property located at 7400 N Broadway. Applicant: Martin T. Arling Kaw Valley Engineering Inc. Owner: Susan Brandom. #Plat21-00010. *The City Council Public Hearing is scheduled for Monday, June 13th, 2022.*

Mr. Napoli read from the staff report.

The Applicant, Martin T. Arling, P.E. (Kaw Valley Engineering, Inc.) and Susan Brandom (property owner) are proposing a lot split of 7400 N. Broadway into two (2) separate lots; Lot 1 and Lot 2. Lot 1 will continue to remain under the ownership and be the primary residence of

Susan Brandom. This particular property is shared jurisdiction between Kansas City, Missouri and Gladstone, MO with the majority of the property and residential structures residing in Kansas City, Missouri.

The purpose of the lot split and Lot 2 is so that Ms. Brandom's son can build a home for him and his family to reside in. Both residential structures will be located fully in the city limits of Kansas City; as does the current single family residence located at 7400 N. Broadway. The existing single family residential structure has its water and sewer provided by the City of Gladstone, as there are no facilities nearby in Kansas City. The new single family residential structure that is being planned will be occupied by Ms. Brandom's family member will also have water and sewer provided by the City of Gladstone.

A forty (40) foot cross access easement for the access drive is part of the plat for shared access to both lots.

Also, this plat has been submitted and approved by the Planning Commission of Kansas City, Missouri.

City Staff recommends that the request be **APPROVED**.

Ms. Middleton asked what property is in Gladstone.

Mr. Napoli stated that the shaded part on the map is in Gladstone. Everything West of that is in Kansas City Missouri. The Kansas City property contains the single family structure and detached garage. The new house that they want to build will also be in Kansas City.

Ms. Hommon asked if this has already been approved by the Planning Commission with Kansas City.

Mr. Napoli stated yes. Mr. Martin T. Arling can explain further after he is done with questions.

Mr. Martin T. Arling with Kay Valley Engineering Inc. 8040 N Oak Trafficway Kansas City, MO. He stated that yes they have been through Kansas City MO. They did go through Kansas City Missouri and they went through the Preliminary Plat process. Now we are in the planning process. They are hoping next week or the week after Kansas City will have the ordinance.

Ms. Hommon asked if the recommendation for the planning commission is in approval with Kansas City.

Mr. Martin T. Arling stated yes.

Mr. Ebenroth asked if any of the property was in flood zone.

Mr. Martin T. Arling stated no.

Ms. Middleton asked why does it matter if these houses are in Kansas City.

Mr. Napoli stated because a portion of the property is in Gladstone. So they have to replat that portion that is in Gladstone. Because access to that property is in Gladstone.

MOTION: By Mr. Markenson, second by Ms. Hommon to approve a Final Plat for the property located at 7400 N. Broadway.

Vote: Mr. Murch	Yes
Mr. Markenson	Yes
Mr. New	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair Ebenroth	Yes
Ms. McGee	Yes
Ms. Hommon	Yes

The motion carried. (8-0)

Item 5 on the Agenda: Chapter 3000 Mobile Food Establishment Regulations

Mr. Napoli stated that in 2019 he brought this forward to them. He stated they voiced their concerns and had comments. These food trucks are getting more popular here in Gladstone. Currently they do not have any regulations that cover food trucks. The food trucks would sometimes get special event permits and we would allow them to our special events. Division one is the Administrative portion that deals with the application, duties and powers of the Building Official, any violation and notices that we have to give. Any type of an appeal. The appeal will go through the uniform Code Board of Appeals. The Second Division is all definitions. Division three is the actual body of it. First section is regarding licensing and operations. What we are going to require is that all Mobile Food Establishments have a business license in the City of Gladstone. If they do not, it is unfair to our brick and mortar businesses. The only time they would not have to have a business license is if they have a commissary that was operational in Gladstone that they vend from. Currently the only one that is doing that is the new Brancato Sausage that opened up. They have a mobile food truck. They have a business license for their brick and mortar building here in Gladstone so the mobile food truck would not have to have a business license. We would require that all these food establishments have a permit with Clay County Public Health Department.

They would operate under the following standards:

1. Allow Gladstone's Fire Marshal to inspect for fire code compliance;
2. Obtain and be able to produce upon request, written permission from the property owner;
3. Obtain written permission, in the case of property owned by the City of Gladstone, as follows:
 - 3.1 Operate in City Parks with permission from the Parks, Recreation and Cultural Arts Director or designee;
 - 3.2 Operate on City property in conjunction with City sponsored events;
 - 3.2.1 Comply with special event requirements for City sponsored events;
4. Cannot operate upon City rights-of-way (streets or sidewalks) so as not to obstruct the flow of vehicular or pedestrian traffic;
5. Restrict operation to paved surfaces;

6. Not block driveway access, access to streets and alleys, entry and exiting access from businesses, cause a parking problem or impede vehicular or pedestrian traffic on private property;
7. Limit operations to between 7:00am and 10:00pm Sunday thru Saturday;
8. Not operate within one-hundred (100) feet of the front facing and side facing facades adjacent to a public street of any eating establishment;
Exception: Operations may be conducted within one-hundred (100) feet of the front facing and side facing facades of an eating establishment if such *mobile food unit* or *pushcart* is owned and operated by and eating establishment located within that one-hundred (100) foot zone.
9. Soliciting occupants or vehicles, or advertise in any way that impedes vehicular or pedestrian traffic is prohibited;
10. The use of outdoor sound amplifying equipment, lights or any other illuminated or noise devises is prohibited, except for the lighting of a menu board attached to the side of the *mobile food establishment* providing only enough light for customers directly in front of or nearby the menu to read;
11. The use of any equipment (chairs, tables, signs, etc.) outside of the truck, except for one (1) refuse container, is prohibited;
12. A refuse container must be available for use by customers when *mobile food establishment* vending occurs and the container shall be placed close to the *mobile food establishment* and not impede vehicular or pedestrian traffic;
13. Immediately upon cessation of the vending, the site shall be returned to its previous condition, including the removal of all litter, or other evidence of the vending. If the site is not returned to its previous condition, the City may restore the site at the expense of the applicant.; and
14. Be attended at all times, whether serving or not.

Mr. Markenson asked in Division three sentence four. He thinks this reads better if the word NOT comes out. He thinks the way it reads now is just the opposite of what you want to do.

Mr. Napoli stated that you think it should read “cannot operate upon City rights-of-way (streets or sidewalks) so as to obstruct the flow of vehicular or pedestrian traffic”. Mr. Napoli says that makes sense and he will change that.

Mr. Markenson asked about number 11. He asked does this apply only to trucks.

Mr. Napoli stated typically the ones that have the push cart they are not typically going to carry table and chairs around on a regular basis. It should actually be for all of them.

Mr. Markenson asked what this does to a Rotarian. They have a concession stand and behind the concession stand they have tables and grill and smoker.

Mr. Napoli stated that can be under a Special Event Permit.

Mr. Markenson asked about number 14 where the vehicle has to be attended at all times. He thinks it should say at regular operating hours.

Mr. Napoli stated that it would be 24 hours as long as the vehicle is there.

Ms. Hommon asked about number eight regarding not operating within 100 feet of the brick and mortar buildings. She wants to know if maybe we could change this to without the permission of the business owner. She can think of events like many trucks get together with brick and mortar businesses and hold an event. She does understand that this would be a special event permit.

Mr. Napoli stated that the special event permit is going to be more than 30 days at a time. Most of them are just weekends. 100 feet is far enough away that it will not have a direct effect on the brick and mortar buildings. They have looked into what other cities have and they have anywhere from 50 feet to 200 feet. They feel that 100 feet is a good distance.

Ms. Hommon stated that sometime it would be nice if they could maybe have some food trucks and have Summit Grill and Stone Canyon a different variety of food on a day.

Mr. Napoli stated that would be special event permit they would need.

Ms. McGee stated that there was an event scheduled in North Kansas City where a number of food trucks were brought to a location. Business along Armour Road began to complain. Even though they didn't have any evidence that their receipts were being effected buy this. But they still complained. She understands the need to protect brick and mortar. And she understands how a food truck and relocate much easier and cheaper than a brick and mortar business can. But at the same time she would hate to see physical brick and mortar businesses complaining about special use permits in such a way that prevented Gladstone Fest from happening.

Mr. Napoli stated that currently they have some events at Linden Square that will still happen. They would not do a special event permit on a regular basis for food trucks in our parks. They respect our brick and mortar businesses and that is why they are doing this to protect them.

Ms. McGee asked if a school or church has an event does this ordinance apply to them.

Mr. Napoli stated they would have to have a special event permit for this to happen.

Ms. McGee asked would this ordinance effect a kid's limeade stand.

Mr. Napoli stated that this question has been brought up before. Non for profits like kids selling girl scout cookies they do not require a special event permit for that. So the answer is no we do not care about the kid's limeade stand.

Ms. McGee asked would the city consider having a business license for anyone under the age of 16 that have a much cheaper and quicker permitting processes. She believes there was a city where a kid had a limeade stand that the fire department interacted with them in the past five years. The neighborhood complained that the fire department went there and supported it. And with the way the ordinance is written means that someone in his position 20 or 50 years from now could shut down that limeade stand if we don't have something saying that it can happen.

Mr. Napoli stated that he would have to talk to their finance department. This would fall under the 72 hour non for profit.

Mr. Murch asked how does this impact Hy Vee food trucks.

Mr. Napoli stated that they should have a special event permit.

Mr. Murch asked about non for profit on those trucks.

Mr. Napoli stated if they are there 72 hours or less then they don't worry about it.

Mr. Murch asked what the definition of food prepared versus not prepared food. Like the Swans truck or the meat truck that goes house to house.

Mr. Napoli stated that he would have to look into that a little further. Typically, those are not a mobile food establishment.

Mr. Murch asked how this would impact the local farmer that is selling sweetcorn and melons.

Mr. Napoli stated that falls under state requirements and they are allowed to do it.

Mr. Murch asked how does this impact 72nd and Troost with church groups and other individuals will be passing out free coke or water.

Mr. Napoli stated that would be non for profit. Our police department will address further if need be.

Mr. Murch asked what is the difference between this and a mobile mechanic. Why is food being singled out? Do they have all of these regulations?

Mr. Napoli stated that they are supposed to have business licenses. They don't have anything for them. Food is being singled out because product is being sold and there is not a service. The following changes will be made: Change item four taking the word "not" out and number 11 to remove truck and put in Mobile Food Establishments.

MOTION: By Mr. Markenson, second by Ms. Hommon to move forward with Chapter 3000 Mobile Food Establishment Regulations. (Voice Vote)

Vote: Mr. Murch	No
Mr. Markenson	Yes
Mr. New	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair Ebenroth	Yes
Ms. McGee	Yes
Ms. Hommon	Yes

Item 6 on the Agenda: Establish Chapter 205: Short Term Stay and add Section 7.200.010-Hotel, Motel, and Extended Stay

Mr. Greer read from the Staff Report.

City Staff is proposing to add Chapter 205 – Short Term Stay to the Gladstone City Code. Within this new Chapter, City Staff is proposing to add section 7.205.010. – Hotel, Motel, and Extended Stay in order to create safeguards to ensure current and future hotels maintain a certain level of quality expected by the citizens of Gladstone. It is important that these facilities maintain their approved use and integrity as these projects age from year 1 to year 15 and beyond.

Amend Title VII – Zoning and Planning Ordinance

Amend 7.100.010. – Definitions

Extended Stay Hotel - Any structure consisting of one or more buildings, with more than five dwelling units with provisions for living, sanitation, and sleeping, that is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where temporary residence is offered for pay to (a) persons for extended-stays and/or stays longer than thirty (30) days, regardless of the presence of rentals or leases for shorter periods of time; or (b) for stays longer than thirty (30) days in rooms equipped with kitchen facilities. Or, where more than five percent (5%) of the guest rooms therein contain fixed cooking appliances.

Homeless Shelter - A building generally operated by a public entity, a publicly funded entity, a nonprofit or charitable organization, a church, or a place of worship that provides temporary day and/or overnight shelter to one or more persons who lack a fixed, regular, and adequate nighttime residence.

Hotel/Motel - Any structure consisting of one or more buildings, with more than five dwelling units with provisions for transient living, sanitation, and sleeping, that is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where temporary lodging of generally ten (10) days or less is offered for pay to persons, is not intended for long-term occupancy, and does not otherwise meet the definition of an extended-stay hotel defined in this section.

Kitchen Facilities – Shall mean kitchen amenities including, but not limited to, refrigerators, stoves, ovens, and kitchen-type sink. Amenities limited to a microwave, mini refrigerator, and/or an appliance designed to produce coffee or tea do not constitute “kitchen facilities” for purposes of this definition.

Residential Housing and Treatment for Alcohol and Drug Addiction – Residential housing and treatment facilities that provide care to an individual(s) who use and abuse a substance (alcohol or drug) that causes significant problems or distress.

Residential Housing and Treatment for Mental Illness/Behavioral Health – Residential housing and treatment facilities that provide care for the mentally ill involving changes in emotion, thinking, or behavior (or a combination of these).

Staff – A person or persons, as employees, charged with carrying out the work of the organization or establishment.

Transitional Housing – Transitional housing is temporary housing usually incorporated with case management for individuals living in an emergency shelter at least 60 days to help move them to self-sufficiency and obtain permanent housing.

Add Chapter 205. – Short Term Stay

Add Section 7.205.010. – Hotel, Motel, and Extended Stay

No hotel, motel, or extended stay hotel/motel shall be constructed, altered, or used without complying with the following regulations:

- (a) The common areas and unoccupied rooms of any hotel, motel, and extended stay hotel are subject to inspection by City of Gladstone Fire, EMS, Police and the Community Development Department if there is reasonable cause to suspect that such area or room is being used for criminal activity, a homeless shelter, housing and treatment for mental illness/behavioral health and housing and treatment for alcohol and drug addiction, or in violation of this ordinance or condition of zoning.
- (b) Hotels, motels and extended stay hotels operate for the benefit of travelers and transient parties conducting legitimate business or recreation in the surrounding area. No hotel, motel, or extended stay hotel may be used as a homeless shelter, housing and treatment for mental illness/behavioral health and housing and treatment for alcohol and drug addiction.
- (c) No hotel or motel may be converted to be and operated as an extended stay hotel.
- (d) No owner, operator, keeper, proprietor or employee of a hotel, motel, or extended stay hotel shall provide lodging at an hourly rate.
- (e) Each hotel, motel, or extended stay hotel shall have a minimum of (60) rooms.
- (f) No hotel or motel located within the City shall allow any person to occupy such hotel or motel for more than thirty (30) consecutive days, nor more than sixty (60) days during a one hundred eighty (180) day period. No guest residing for thirty (30) consecutive days shall begin a new rental agreement with the hotel or motel without a two week (14) day vacancy between stays. Exceptions to this condition include circumstances where a home is uninhabitable and is being repaired or rebuilt due to fire, flood, or a situation similar in nature.

The entirety of the proposed ordinance and definitions can be found in your Planning Commission packet.

This code amendment will be heard by the City Council on Monday, June 13th at 7:30 p.m. in the City Council Chambers inside City Hall.

City Staff recommends that the request be **APPROVED.**

Ms. McGee asked regarding the hotel motel shall have a minimum of 60 rooms. And in the definitions for both hotel and motel it says something, something more than five dwelling units. Does those two sections conflict.

Mr. Greer stated that they had a legal go through this thoroughly and so has he. He does not believe there is a conflict between the two. They have taken these definitions from other cities that has done this and it is almost verbatim for all of those other cities that the city has compared them to. Ms. McGee asked if a building had fewer than 60 rooms would it not be a hotel.

Mr. Greer stated what they are saying is if you are a hotel, motel, extended stay there need to be a minimum of 60 rooms. Anything less than that you start to get into the Airbnb. Which does not tie into this but this is why staff is trying to establish a chapter for short term stays. They are standing Airbnb's right no. That division could go under this chapter. That is where you are getting into that territory.

Ms. McGee asked basically you are saying the section that would define for example a 25 room building has not been built yet and so we should ignore it.

Mr. Greer stated no not ignore it. What they are saying is what we determine a hotel, motel and extended stay is a minimum of 60 rooms.

Ms. McGee asked even if the definitions say more than five dwelling units.

Mr. Greer stated any structure consisting of one or more buildings, with more than five dwelling units with provisions for transient living, sanitation, and sleeping, that is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where temporary lodging of generally ten (10) days. This may be a typo and he will look into it.

Mr. Murch stated that this time next year is going to be the NFL draft is in Kansas City. There are no hotel rooms available in the metro area even at the Gladstone hotel and people are renting other people's homes. How does that apply to this? Can we include this in short term stay?

Mr. Greer stated it doesn't and the city wouldn't know about it and the city has no regulations saying they can't do it. We are trying to establish the chapter to start. As years go by this could become a section of this chapter. Tonight we are going over hotel, motel and extended stays.

Mr. Murch asked if he has any input or documentation on what the opinion with Marriott is.

Mr. Greer stated yes he has spoken to the hotel operators a lot about this particular ordinance and they looked it over and gave there ok. He has not spoken directory with Marriott.

Mr. Markenson asked there is a definition on transitional housing but he doesn't see how it is regulated in any way.

Mr. Greer stated that if he looks in section 205.010 it gets into how hotels cannot be used as transitional housing or a homeless shelter.

Mr. Markenson stated that he does not see transitional housing listed there.

Mr. Greer stated that we will had that in there.

Mr. Turnage asked about business that travel to job sites and they could be there 30 days or 120 days. So if they are there 30 days someone keeps track of that?

Mr. Greer stated that the hotel will keep track of that and let us know.

Ms. Middleton stated that this seems to be helping the hotel out. If someone isn't causing problems at the hotel, then the hotel wouldn't mind them staying. But if they are asked to leave then the hotel can say you need to leave this is an ordinance with the city.

Mr. Ebenroth asked if there are any exceptions.

Mr. Greer stated that his own personal opinion would be to not do that. He really doesn't want them to regulate behavior.

Mr. Murch asked what is the point of this ordinance. Why is this board being asked to pass this because they are uneducated hotel operators as well as the city staff? And they are being asked to set ground rules on how they operate their business. He is sure the hotel has their own guidelines and rules on how to handle all of this.

Mr. Greer stated he hears what he is saying> He thinks what they are trying to achieve as staff is for these hotels to operate under the approved use that they were the first time around. As we see with apartment complexes and other facilities that these projects do age from year one to 15 to 25 and sometimes the owner to developer may want to transition that property to something that is wasn't approved from the start. He also thinks that in the last couple of years they have seen where a homeless population or transitional housing population has been put in hotels around certain metros. That hasn't gone so well for those hotels or those cities. He thinks this is the cities way of staff to protect the integrity of these investments in our community.

Mr. Murch stated that they are putting handcuffs on the Marriott corporation.

Mr. Greer stated as the developer and operator they work in tandem with the Marriott and have looked over this ordinance and they had not quorums.

Ms. Middleton stated that he thinks it sounds good.

Mr. Greer stated the Mr. Murch makes sense in a lot of way and he can't disagree with a lot of what he says but from a staff prospective this is their way to try and protect a community aspect.

Mr. New asked is there a reason they picked 30 days.

Mr. Greer stated that was a particular use of days that other cities have used.

Mr. Murch stated he is not an expert in hotel, motel management and no one at this table has a background in it and I don't see anyone in the city staff or the city that has any expertise in hotel, motel management. I don't see anyone here from the hotel, motel company that can tell us what their opinion is.

Mr. Ebenroth asked if something can be added like exception to the policy.

Mr. Greer stated if this is recommended to move to City Council tonight there is always a chance that we find an error. Things evolve over time. If they need to come back and make an alteration to this particular ordinance we can. Generally, policy isn't perfect the first time around. He thinks

this is a good place for us to start and if we notice mistakes in the future we can certainly come back and alter that.

Mr. Markenson stated not to disagree with you on this but we are not supposed to be in hotel management. They are talking about policies in regards to the citizens of Gladstone. To my understanding to whole purpose of this is in the future the Fairfield Inn could become a homeless shelter.

Mr. Greer stated that at 15 or 20 years from now they want to make sure this type of facility isn't going to be run down and charging by the hour. The city is just trying to be proactive instead of reactive.

Ms. McGee stated that it feels to her that if our goal is to protect our asset then creating a situation where homeless people are not allowed to be is going to force homeless people into places we don't want them. If they systematically make it illegal for a homeless person to be at a hotel and make it illegal for a homeless person to be in a church basement to make it illegal for a homeless person to be in many other locations, then homeless people are going to have to live somewhere and that somewhere is going to be that place we haven't regulated yet that we don't like. If they really want to solve a problem of not having homeless people in certain areas, they should provide a place for them to be.

Mr. Greer stated that he agrees with what she said but that is not particular to this hotel or extended stay hotel. He does believe that this is a conversation the city will have in the future for sure.

Ms. McGee stated that should this Planning Commission bare any responsibility for creating the zoning and restrictions on housing and limiting housing units that contribute to some of those problems of homelessness. She stated that she is going to vote no to this ordinance because she does not feel that they all of the same vision on where we want to be. She thinks some of them might be trying to cause problems that are creating other problems.

Mr. Greer stated that this is a conversation that will be brought up in the future.

MOTION: By Ms. Middleton, second by Mr. Turnage to approve to Establish Chapter 205 Short Term Stay and add section 7.205.010 Hotel, Motel, and Extended Stay.

Vote: Mr. Murch	No
Mr. Markenson	No
Mr. New	Yes
Mr. Turnage	Yes
Ms. Middleton	Yes
Chair Ebenroth	Yes
Ms. McGee	No
Ms. Hommon	Yes

The motion carried. (5-3)

Item 7 on the Agenda: Communication from the Public
No Communication

Item 8 on the Agenda: Communications from the City Council

Councilmember Moore wanted to say please check the website. They are going through a process for the Comprehensive Plan. She is encouraging everybody to get involved and contribute. There are opportunities on there to fill out surveys and to participate in lots of events that are going on. It is a really important process for the city. With summer being here there are lots of events at Linden Square and Blues Fest and lots of things going on at Atkins-Johnson Farm. So please take advantage of all the good fun things happening in Gladstone.

Item 9 on the Agenda: Communications from the Planning Commission Members

Mr. Turnage stated that Gladstone Public Works Department had events 3 weekends in a row. The first weekend they had electronic drop off the 2nd weekend they had household item drop off and the 3rd weekend was yard waste and branches. He talked to a few people about it and they didn't know anything about it. Perhaps the city needs to do a better job of publicizing those events.

Mr. Markenson stated that he would like to have the drinking fountains turned on at the parks.

Ms. Hommon stated that when she was a kid in high school she was not a very bold person. When she was asked to do something she didn't want to do she would frequently call her dad. As they are having this conversation regarding that ordinance she found herself in this very situation as a business owner. Knowing that is really nice when her dad would say no about something. Because we are in a season right now with people with instant gratification they want what they want they don't really care what you think and knowing that there are ordinances in place to protect her and her business is really comforting. At the same time, she found it really hard to decide what to vote one. Ms. McGee and the rest of our commissioners brought up some really incredible things to say. She wanted to share that she likes the conversations that they have where it is hard to decide what to say because that means that they are considering all of the things we need to consider, and they are not making a decision lightly. She wanted to thank them all because it's really an honor and pleasure to get to sit at this table with them.

Item 10 on the Agenda: Adjournment

Chair Ebenroth adjourned the meeting at 8:02 pm.

Respectfully submitted:

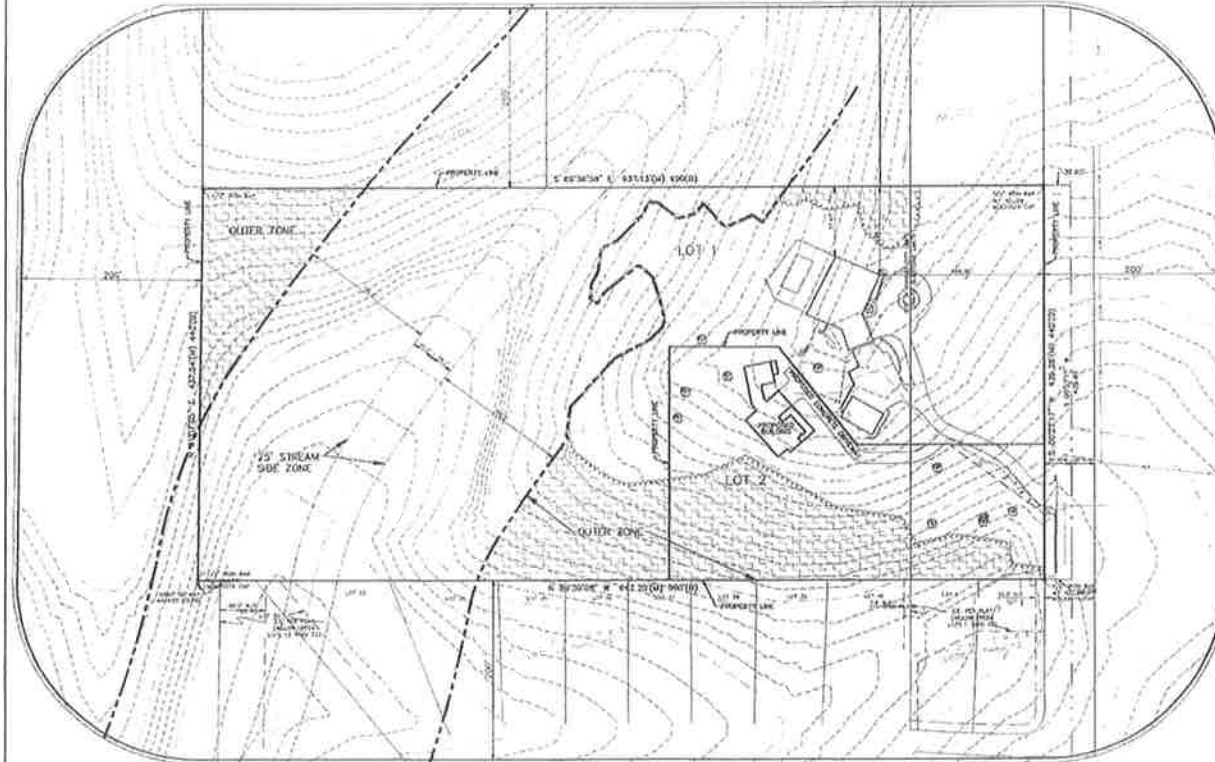
Mike Ebenroth, Chair

Approved as submitted _____

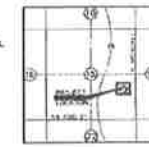
Angie Daugherty, Recording Secretary

Approved as corrected _____

PRELIMINARY BUFFER PLAN
BRANDOM ACRES
 SW 1/4, SEC. 15 T5N-R33W
 KANSAS CITY, CLAY COUNTY, MISSOURI



OWNER PROPOSED LOTS 1 & 2.
 SURVEYED
 FOR: BRANDOM ACRES
 7400 N BRIDGEMAN
 KANSAS CITY, MO 64122
 BY: KAN VALLEY ENGINEERING
 DATE: 01/15/2015



STREAM BUFFER DATA
 STREAM BUFFER ZONE: 100' BUFFER
 BUFFER ZONE: 100' BUFFER
 BUFFER ZONE: 100' BUFFER

LEGEND
 DASHED LINE: STREAM BUFFER ZONE
 DASHED LINE: STREAM BUFFER ZONE
 DASHED LINE: STREAM BUFFER ZONE
 DASHED LINE: STREAM BUFFER ZONE
 DASHED LINE: STREAM BUFFER ZONE

		KAN VALLEY ENGINEERING 7400 N BRIDGEMAN KANSAS CITY, MISSOURI 64122 TEL: 816-451-1000 FAX: 816-451-1001 WWW.KANVALLEYENGINEERING.COM
PROJECT: 7400 N BRIDGEMAN PREPARED BY: KAN VALLEY ENGINEERING DATE: 01/15/2015		SHEET: 1 OF 2 DRAWN BY: KAN VALLEY ENGINEERING CHECKED BY: KAN VALLEY ENGINEERING DATE: 01/15/2015



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 22-21

ORD # 4.598

Date: June 3, 2022, 2022

Department: Community Development

Meeting Date Requested: June 13, 2022

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Re-Plat 7400 N Broadway Avenue

Background: The owner/applicant is requesting the City approve a re-plat of 7400 N Broadway Avenue in order to build another single family residential structure. Currently, the property is one large plat with one (1) single family residential structure that is owner occupied by Ms. Susan Brandom and is situated entirely in Kansas City, Missouri (KCMO). This property is shared jurisdiction between KCMO and Gladstone, Missouri (City). Access to the property is through the City as there is no access from KCMO. The purpose of the lot split is so that Ms. Brandom's son can build a home for him and his family to reside.

The new single family residential structure will be situated fully in KCMO. The water and sanitary sewer service will be provided by the City, as 7400 N Broadway is; there are no services provided by KCMO due to its location within KCMO.

As part of the plat there will be recorded a forty (40) foot cross access easement for the access drive for shared access to both lots.

Current and Proposed Size of Lots:

- Current – 9.46 Acres
- Lot 1 – 7.60 Acres and will contain the existing single family residential structure
- Lot 2 – 1.86 Acres

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input:

Public – None

Board – Voted unanimously to support the proposed re-plat

Staff – Recommends approval of the final plat as submitted

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

JM
City Attorney

SW
City Manager